



## Jerdon Real Estate, Inc.

32502 M-62 West, Dowagiac, Michigan 49047

Phone (269) 782-4000

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**MyStateMLS**  MLS #10701637



(Drawing is NOT a survey. General reference only.)

**PRICE: \$44,500.**

### LOCATION:

**40+/- ACRES, "DIBBLE LAKE"**

**Address:** North of Runkle St., Niles MI (West of Anderson Road)

**Lot Size:** 40+/- Acres, Approx. ¼ Mile by ¼ Mile; Approx 7+/- Acres of dry land, balance in wetlands, Deep water Marsh, or "Dibble Lake".

**Taxes:** 2019 \$685.67 (Non-Homestead) w/2019 SEV might be \$1,174+/- estimate only not guaranteed\*

**Tax ID #:** 14-020-035-011-00 (Howard Twp)

**Lake Size:** Unknown

**School District:** Edwardsburg

**Street:** Access is via a private easement 2-track that is approx. Half Mile North of Runkle Street (running through other Private property- Do NOT enter property without agent).

**Possession:** At closing

**REMARKS: PLEASE DO NOT ENTER PROPERTY WITHOUT JERDON.** \*Jerdon cannot guarantee tax estimate but provides to assist the buyer. This is a remote location without electric service. Ideal for waterfowl and other types of hunting. Acreage amount based on County data. Drawing is for general reference only and is NOT a survey with actual property lines.

(Data is not guaranteed & is subject to error, omission, withdrawal, & change. Improvements AS-IS. Jerdon is Seller's Agent & does not represent buyer)